

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18225 - APPLICANT/OWNER: ANTONETTE MARTINEZ

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on November 18, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Variance (VAR-5373) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Variance (VAR-5373) that allowed a 10-foot rear yard setback where 35 feet is the minimum required in conjunction with a proposed room addition to an existing single-family residence on 0.47 acres at 2240 Shaw Circle.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a General Plan Amendment (GPA-0027-98) to reclassify a large tract of land of which the subject parcel is included from R (Rural Density Residential) to DR (Desert Rural Density Residential). The Planning Commission and staff recommended approval on 10/22/98.
11/18/04	The Planning Commission approved a Variance (VAR-5373) that allowed a 10-foot rear yard setback where 35 feet is the minimum required in conjunction with a proposed room addition to an existing single-family residence 0.47 acres at 2240 Shaw Circle. Staff recommended denial of the subject request. The subject Variance was final action at the Planning Commission meeting.
<i>Related Building Permits/Business Licenses</i>	
	No building permits have been applied for or issued as it relates to the subject Variance.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.47

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Dwelling	DR (Desert Rural)	R-E (Residence Estates)
North	Single Family Dwelling	DR (Desert Rural)	R-E (Residence Estates)
South	Single Family Dwelling	DR (Desert Rural)	R-E (Residence Estates)
East	Single Family Dwelling	DR (Desert Rural)	R-E (Residence Estates)
West	Single Family Dwelling	DR (Desert Rural)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

ANALYSIS

This is the first Extension of Time for the subject Variance (VAR-5373) which was approved by the Planning Commission on 11/18/04. A Variance is exercised upon the approval of a final inspection. The applicant has not received a final inspection as the proposed room addition has not been built. No building permits have been issued for the proposed addition. The applicant indicates that the Extension of Time is needed due to time constraints. The applicant indicates that construction will commence in early 2007.

FINDINGS

Staff supports the subject Extension of Time since it will allow the applicant to construct the room addition and receive a final inspection. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0